

# Villa

## Labin, Istria



<b>Ref</b>	RE-U-35704
<b>Type</b>	Villa
<b>Region</b>	Istria > Rabac-Labin
<b>Location</b>	Labin
<b>Front line</b>	No
<b>Sea view</b>	No
<b>Distance to sea</b>	4000 m
<b>Floorspace</b>	250 sqm
<b>Plot size</b>	1000 sqm

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<b>No. of bedrooms</b>	7
<b>No. of bathrooms</b>	3
<b>Price</b>	€ 880 000

### Stunning House for Sale Near Labin - Privacy, Comfort, and Investment Potential!

Located just **3 km from the center of Labin**, this spacious property offers the perfect blend of tranquility, modern amenities, and potential for a thriving business or luxurious family living. Nestled in a peaceful residential area surrounded by lush greenery, this home is a true gem!

#### Key Features:

- **Plot Size:** 1,000 m<sup>2</sup>, fully fenced with a stone wall for privacy and security.
- **Outdoor Space:**
  - Elegant iron gate at the entrance.
  - Charming pavilion with a fireplace, table, and benches – perfect for gatherings.
  - Large **swimming pool** surrounded by a landscaped garden and orchard.
  - Additional facilities: garage, wine cellar, and ample storage.

#### Interior Layout:

- **Total Living Space:** 250 m<sup>2</sup>, divided into three separate apartments – ideal for a large family or vacation rental business.

#### Ground Floor:

- Two separate apartments with private entrances:
  - **Apartment 1:** 80 m<sup>2</sup>, 2 bedrooms, 1 bathroom, living room, and kitchen with a dining area that opens to a covered terrace and pool.
  - **Apartment 2:** 65 m<sup>2</sup>, 2 bedrooms, 1 bathroom, living room, and kitchen with dining area and terrace access.

#### First Floor:

- A spacious **94 m<sup>2</sup> apartment** with:
  - 2 bedrooms, 1 bathroom, kitchen, dining area, and living room.
  - Direct access to a **10 m<sup>2</sup> terrace** with stunning views.
- An additional **studio apartment** with 1 bedroom and modern amenities.

#### Additional Features:

- **Central Heating:** Wood-based heating system and solar panels for energy efficiency.
- **Air Conditioning:** Installed in all apartments.

- **Basement:** 30 m<sup>2</sup> of extra storage space.
- **Private Well:** 60 m<sup>3</sup> water capacity, ensuring sustainable water use and cost savings.

### Why Choose This Property?

- **Versatile Investment:** Perfect for family living or continuing the well-established rental business.
- **Prime Location:** Minutes from Labin's vibrant center and surrounded by serene nature.
- **Move-In Ready:** Meticulously maintained and ready for immediate occupancy or rental operations.

### Don't Miss Out!

This unique property offers a rare combination of **luxury, privacy, and profitability**. Contact us today to schedule a viewing and make this dream property your reality!

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Price per m<sup>2</sup>:  
3520 €

Average price/m<sup>2</sup> of this type  
in this region:  
3145 €

Median price/m<sup>2</sup> of this type  
in this region:  
3135 €

Average price/m<sup>2</sup> of this type  
in Croatia:  
4347 €

Median price/m<sup>2</sup> of this type  
in Croatia:  
3859 €



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